



Pearmain Avenue Wellingborough NN8 4SF
Freehold Price £270,000

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The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyors report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale.

This extended mature three bedroom semi detached house is offered with no chain and is situated in the established Pyghtle area of town local to schools. The property benefits from uPVC double glazed doors and windows, gas radiator central heating, built in hob and extractor hood to kitchen and a refitted bathroom suite. The extension provides a 9ft family room and outside is off road parking leading to a single garage. The accommodation briefly comprises entrance hall, lounge;/dining room, family room, kitchen, three bedrooms, shower room, gardens to front and rear and a garage.

Enter via entrance door.

Entrance Hall

Stairs to first floor landing, tiled floor, radiator, walk in cloaks cupboard, understairs cupboard, through to.

Lounge/Dining Room

20' 0" x 12' 7" (6.1m x 3.84m)

Bay window to front aspect, two radiators, wood effect laminate floor, downlights to ceiling and sliding door to.

Family Room

9' 5" x 8' 3" (2.87m x 2.51m)

uPVC double doors to rear garden, window to rear aspect, radiator, wood effect laminate floor, downlights to ceiling.

Kitchen

11' 11" x 9' 8" (3.63m x 2.95m) (This measurement includes the area occupied by the kitchen units.)

Comprising one and a half bowl single drainer stainless steel sink unit with cupboards under, range of base and eye level units providing work surfaces, hob with extractor fan over, space for integrated oven, space for fridge/freezer, space for tumble dryer, plumbing for washing machine, tiled floor, cupboard housing gas fired boiler serving central heating and domestic hot water, downlights to ceiling, radiator, window to rear aspect, part obscure glazed door to side.

First Floor Landing

Window to side aspect, access to loft space, wood effect floor, coving to ceiling, door to.

Bedroom One

13' 1" wall to wall x 11' 5" max (3.99m x 3.48m)

Window to front aspect, radiator, built in wall to wall wardrobe and shelves, coving to ceiling, wood effect floor.

Bedroom Two

12' 5" x 8' 10" (3.78m x 2.69m)

Window to rear aspect, radiator, wood effect floor, downlights to ceiling, coving to ceiling.

Bedroom Three

9' 5" x 6' 7" (2.87m x 2.01m)

Window to front aspect, radiator, wood effect floor, built in cupboard, coving to ceiling.

Bathroom

Refitted white suite comprising shower/bath with fitted shower and screen, wash basin with vanity cupboard under, low flush W.C., further vanity cupboard, chrome effect towel rail, tiled walls and floor, electric extractor vent, obscure window to rear aspect.

Outside

Front - Mainly laid to lawn, driveway to wooden gates with further off road parking.

Single Garage - Security lighting, wooden doors, work bench, window to rear aspect, power and light.

Rear - Block paved patio, lawn, various shrubs, plants and flower borders, trees, gate, enclosed by panel fencing, water tap, wooden deck with pergola over and side curtains, concrete area with gate behind garage.

Energy Performance Rating

This property has an energy rating of C. The full Energy Performance Certificate is available upon request.

Council Tax

We understand the council tax is band C (£2,106 per annum. Charges for 2026/2027).

Agents Note

Please be aware that some photographs used in our particulars are obtained using a wide-angle lens.

Conveyancing

We are able to offer a free quotation for your conveyancing from a panel of local solicitors or licensed conveyancers.

Offers

For offers to be submitted in the best light, the majority of vendors require us to confirm buyers have been financially qualified. We will require a Mortgage Certificate or Agreement In Principle (A.I.P.) and proof of deposit or cash. This information will be treated confidentially and will not be seen by any other party. We are obliged by law to pass on all offers to the vendors until contracts have been exchanged.

Money Laundering Regulations 2017 & Proceeds of Crime Act 2002

In order to comply with the above Regulations, an intending purchaser will be required to provide official I.D; proof of address, evidence of funding and source of deposit clearly showing the name of the account holder. If funds are being provided by a third party i.e. family, we will require the same from them too. We will verify clients identity electronically from the details provided. The information will be checked against various databases. This is not a credit check of any kind and does not affect credit history. We will retain a record on file.

General Data Protection Regulations 2018

Should you view or offer on this property, we will require certain pieces of personal information in order to provide a professional service to you and our client.

The personal information provided by you may be shared with the seller, but it will not be shared with any other third parties without your consent.

More information on how we hold and process your data is available on our website - www.richardjames.net

Mortgages

We are able to offer our clients mortgage advice through our association with an independent mortgage advisor. Written quotations are available on request. A life policy may be required.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

